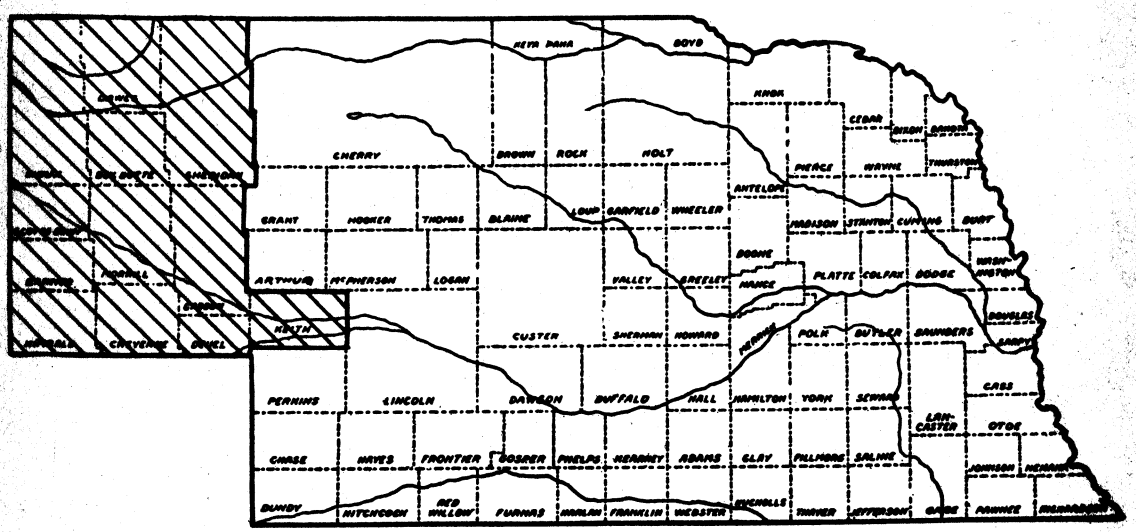
1946

Nebraska Farm Building Data for Panhandle Counties taken from U.S. Census

R. M. Loper
University of Nebraska-Lincoln

Nebraska FARM BUILDING DATA for PANHANDLE COUNTIES



taken from U.S. CENSUS

NEBRASKA

FARM BUILDINGS DATA

The Material given on the following pages was selected from United States Census data for the years indicated.

It has been arranged to permit analysis and comparison of building trends since 1900, both in the state and in individual counties. Such a study often reveals areas in which effective educational programs could be developed and indicates the phases of such programs which are needed most.

Unfortunately, complete 1945 figures are not available yet, but space has been left for them so that they may be added when released by the Census Bureau.

by
R. M. Loper
Extension Agricultural Engineer
1946

NUMBER OF FARMS

Fluctuation in the number of farms since the start of the century reflects economic trends, drouth effects, and the results of increasing mechanization--particularly since 1935.

The 1945 figures also show the influence of land taken out of production for use as air bases, ordnance plants and ammunition depots. No doubt some of this will be returned eventually to agricultural uses. Since the buildings were removed from this land during the war, some new sets probably will be constructed when individual ownership is obtained again. Such activities present excellent opportunities for developing farmsteads efficiently and attractively arranged; buildings designed to meet present day agricultural needs but still flexible enough to permit possible future changes without undue cost; and the design and construction of homes which contribute to satisfactory farm living.

It is possible that, with the increase in irrigation, some farms will become smaller rather than larger. Such farms may need buildings of a slightly different type, and offer an opportunity for extension agents to provide worthwhile service for their cooperators in helping analyze building needs. Similar analysis of building requirements for dry land farms would also be of value.

NUMBER OF FARMS

	1900	1910	1920	1925	1930	1935	1940	1945
NEBRASKA	121,525	129,678	124,417	127,734	129,458	133,616	121,062	111,996
Box Butte	484	588	641	715	914	932	854	702
Cheyenne	712	635	854	1,070	1,116	1,321	1,167	1,036
Dawes	693	781	728	811	870	886	844	675
Garden	*	835	714	645	710	765	653	573
Keith	303	583	673	778	779	807	706	635
Kimball	112	411	456	527	600	631	515	427
Morrill	**	883	957	1,054	1,081	1,127	1,007	964
Scottsbluff	421	1,128	1,391	1,513	1,793	1,977	1,900	1,763
Sheridan	955	1,310	1,063	1,249	1,303	1,320	1,236	1,066
Sioux	427	1,420	842	779	785	818	699	623

* Garden County organized from part of Deuel County in 1910.

** Morrill County organized from part of Cheyenne County in 1909.

BUILDING VALUES

The question of how much can be invested safely in farm buildings has never been answered too satisfactorily. The general rules used in determining industrial building investments contain many factors not present in farm business. The reverse also is true and economists are attempting to develop a formula which would serve as a guide so that rural building investments may be kept within safe limits.

An analysis of past expenditures shows that, for the state, there has been rather a steady increase in the percentage of the over-all investment devoted to buildings during the last 30 years. County figures do not all show this same trend nor is the percentage as large in the ranch area as in the general-purpose farming districts.

The investment in buildings must be kept within the earning capacity of the farm. Over-building will jeopardize the entire business but under-building also contains certain hazards. Buildings designed to increase the efficiency of operations, to protect livestock and farm produce from the elements, and to reduce maintenance costs to a low figure can return greater interest on the investment than structures poorly planned, carelessly built and inconveniently located.

The farm house usually is considered as consuming approximately 50% of the total building investment. This amount may seem out of line in cases where a highly specialized type of farming requires larger than average building investment. The dwelling is an integral part of the physical plant of the farm. It cannot be considered as a separate unit but neither should it be ignored when planning the other buildings.

Houses planned to fit the needs of farm families, soundly built and equipped with modern conveniences, can increase the efficiency of the families occupying them as well as adding to the attractiveness of farm life.

In cases where the income from the land, over a period of years, is insufficient to support an adequate set of buildings, a change in farming methods, the acquisition of more land, or a change of operators would seem advisable.

While census figures need not be considered an exact guide-post for future expenditures they do offer proof that enormous sums will be spent by farm families on farm improvements. Values given in census figures are considered by economists as 50% of the replacement cost. The average life of all farm buildings, as constructed in Nebraska, is assumed to be approximately 30 years. Certain buildings will last longer but many will be useful only for a shorter period of time. The 30 year average is for all kinds and types.

By using these relationships and the building valuations as given in the 1930 and 1940 census, the following expenditures for new buildings probably would have been made if the drouth and war had not occurred:

For 1930: $\frac{446,539,222 \times 2}{30} = \$29,769,281$

For 1940: $\frac{256,753,804 \times 2}{30} = \$17,116,920$

Average: $23,443,100

BUILDING VALUES - CONT'D

No doubt there is a tendency, on the part of both farmers and evaluators, to over-value things in time of plenty and under-value them when financial conditions are strained. The 1930 and 1940 figures offer good comparisons as they represent conditions at the beginning and end of an abnormal period.

Farm buildings in Nebraska are, for the most part, in a bad state of repair. Many are at the end of their normal life span while others have had deterioration hastened by lack of maintenance.

The $23,443,100 average of the expenditure needed for new buildings alone, probably is much lower than what will be spent annually for the next few years. Lack of maintenance for over a decade has amplified the problem to a point where it seems reasonable to expect an expenditure of over twice this amount for new buildings. An equal or even greater amount probably will be spent on remodeling and repair. The total amount for both new structures and the repair of old ones will represent the largest capital investment many Nebraska farmers will make in their lifetimes, exclusive of that made for the land itself.

Mistakes in buildings cannot be erased as easily as mistakes in some other types of purchases. Careful planning ahead of construction will pay big dividends. The present materials shortage offers an excellent opportunity for a thorough study of each farm's building needs. Extension agents can be of great assistance to local farmers by discussing with them and local materials dealers the types and sizes of buildings best suited to the needs of their farms.

BUILDING VALUES - DOLLARS

N E B R A S K A

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	$ 577,660,020	$ 91,054,120	15.76	$ 45,527,060	50.0
1910	1,813,346,935	198,807,622	10.95	99,403,811	50.0
1920	3,712,107,760	381,885,420	10.29	190,942,710	50.0
1925	2,524,073,626	398,281,722	15.79	199,140,861	50.0
1930	2,495,203,071	446,539,222	17.81	222,568,739	49.8**
1935	1,562,812,974	242,704,854*	15.53*	121,352,427	50.0
1940	1,137,808,019	256,753,804	22.56	128,376,902	50.0
1945					

* No "All Buildings" figure given in 1935 census. Percentages of other years averaged and 15.53% of "Land and Buildings" taken as an estimate.

** Actual "Dwelling" values given only in 1935 data.

BOX BUTTE COUNTY

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	864,200	129,640	15.0	64,820	50.0
1910	7,383,840	600,359	8.1	300,179	50.0
1920	20,731,483	1,691,005	8.2	845,503	50.0
1925	13,383,858	1,843,430	13.8	921,715	50.0
1930	20,092,425	2,684,350	13.4	1,336,625	49.8
1935	10,811,248				
1940	8,372,874	1,609,342	19.2	804,671	50.0
1945					

BUILDING VALUES - DOLLARS

N E B R A S K A

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	$ 577,660,020	$ 91,054,120	15.76	$ 45,527,060	50.0
1910	1,813,346,935	198,807,622	10.95	99,403,811	50.0
1920	3,712,107,760	381,885,420	10.29	190,942,710	50.0
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1940	1,137,808,019	256,753,804	22.56	128,376,902	50.0
1945					

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** Actual "Dwelling" values given only in 1935 data.

CHEYENNE COUNTY

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	1,758,740	391,950	22.3	391,950	50.0
1910	6,315,110	672,920	10.7	336,460	50.0
1920	33,124,425	2,570,085	7.8	1,285,043	50.0
1925	19,572,045	2,677,105	13.7	1,338,553	50.0
1930	22,612,817	3,478,070	15.4	1,686,178	48.5
1935	14,816,263				
1940	13,338,478	2,305,276	17.3	1,152,638	50.0
1945					

BUILDING VALUES - DOLLARS

N E B R A S K A

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	$ 577,660,020	$ 91,054,120	15.76	$ 45,527,060	50.0
1910	1,813,346,935	198,807,622	10.95	99,403,811	50.0
1920	3,712,107,760	381,885,420	10.29	190,942,710	50.0
1925	2,524,073,626	398,281,722	15.79	199,140,861	50.0
1930	2,495,203,071	446,539,222	17.81	222,568,739	49.8**
1935	1,562,812,974	242,704,854*	15.53*	121,352,427	50.0
1940	1,137,808,019	256,753,804	22.56	128,376,902	50.0
1945					

* No "All Buildings" figure given in 1935 census. Percentages of other years averaged and 15.53% of "Land and Buildings" taken as an estimate.

** Actual "Dwelling" values given only in 1935 data.

DAWES COUNTY

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	1,341,100	284,460	21.2	142,230	50.0
1910	10,171,390	936,210	9.2	468,105	50.0
1920	23,694,538	2,111,945	8.9	155,973	50.0
1925	15,986,292	2,093,707	13.1	1,046,854	50.0
1930	15,352,472	2,523,772	16.4	1,325,184	52.5
1935	9,203,031				
1940	8,053,619	1,557,430	19.3	77,872	50.0
1945					

BUILDING VALUES - DOLLARS

N E B R A S K A

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	$ 577,660,020	$ 91,054,120	15.76	$ 45,527,060	50.0
1910	1,813,346,935	198,807,622	10.95	99,403,811	50.0
1920	3,712,107,760	381,885,420	10.29	190,942,710	50.0
1925	2,524,073,626	398,281,722	15.79	199,140,861	50.0
1930	2,495,203,071	446,539,222	17.81	222,568,739	49.8**
1935	1,562,812,974	242,704,854*	15.53*	121,352,427	50.0
1940	1,137,808,019	256,753,804	22.56	128,376,902	50.0
1945					

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** Actual "Dwelling" values given only in 1935 data.

GARDEN COUNTY

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	706,040	110,240	15.6	55,120	50.0
1910	4,217,332	533,065	12.6	266,533	50.0
1920	19,283,092	1,617,150	8.4	808,575	50.0
1925	11,697,271	1,463,695	12.5	731,848	50.0
1930	13,998,598	1,929,665	13.7	947,085	49.0
1935	10,146,737				
1940	9,320,180	1,295,810	13.9	964,833	50.0
1945					

BUILDING VALUES - DOLLARS

N E B R A S K A

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	$ 577,660,020	$ 91,054,120	15.76	$ 45,527,060	50.0
1910	1,813,346,935	198,807,622	10.95	99,403,811	50.0
1920	3.712,107,760	381,885,420	10,29	190,942,710	50.0
1925	2,524,073,626	398,281,722	15.79	199,140,861	50.0
1930	2,495,203,071	446,539,222	17.81	222,568,739	49.8**
1935	1,562,812,974	242,704,854*	15.53*	121,352,427	50.0
1940	1,137,808,019	256,753,804	22.56	128,376,902	50.0
1945					

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** Actual "Dwelling" values given only in 1935 data.

KEITH COUNTY

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	1,379,040	119,310	8.7	59,655	50.0
1910	7,416,605	640,632	8.6	320,316	50.0
1920	22,379,591	1,710,985	7.6	855,493	50.0
1925	16,128,272	2,167,055	13.4	1,083,528	50.0
1930	18,075,989	2,554,630	14.1	1,210,603	47.4
1935	10,798,245				
1940	11,769,663	1,897,051	16.1	948,526	50.0
1945					

BUILDING VALUES - DOLLARS

N E B R A S K A

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	$ 577,660,020	$ 91,054,120	15.76	$ 45,527,060	50.0
1910	1,813,346,935	198,807,622	10.95	99,403,811	50.0
1920	3,712,107,760	381,885,420	10.29	190,942,710	50.0
1925	2,524,073,626	398,281,722	15.79	199,140,861	50.0
1930	2,495,203,071	446,539,222	17.81	222,568,739	49.8**
1935	1,562,812,974	242,704,854*	15.53*	121,352,427	50.0
1940	1,137,808,019	256,753,804	22.56	128,376,902	50.0
1945					

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** Actual "Dwelling" values given only in 1935 data.

KIMBALL COUNTY

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	363,150	99,390	27.4	49,695	50.0
1910	3,082,780	358,410	11.6	178,205	50.0
1920	14,774,800	1,357,026	9.2	678,513	50.0
1925	8,595,520	1,209,650	14.1	604,825	50.0
1930	12,396,873	1,401,248	11.3	687,430	49.1
1935	7,858,565				
1940	5,659,851	903,995	16.0	451,998	50.0
1945					

BUILDING VALUES - DOLLARS

N E B R A S K A

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	$ 577,660,020	$ 91,054,120	15.76	$ 45,527,060	50.0
1910	1,813,346,935	198,807,622	10.95	99,403,811	50.0
1920	3,712,107,760	381,885,420	10.29	190,942,710	50.0
1925	2,524,073,626	398,281,722	15.79	199,140,861	50.0
1930	2,495,203,071	446,539,222	17.81	222,568,739	49.8**
1935	1,562,812,974	242,704,854*	15.53*	121,352,427	50.0
1940	1,137,808,019	256,753,804	22.56	128,376,902	50.0
1945					

* No "All Buildings" figure given in 1935 census. Percentages of other years averaged and 15.53% of "Land and Buildings" taken as an estimate.

** Actual "Dwelling" values given only in 1935 data.

MORRILL COUNTY

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	*	-	-	-	-
1910	6,318,913	552,725	8.7	276,363	50.0
1920	20,958,617	1,907,606	9.1	953,803	50.0
1925	16,033,512	2,054,775	12.8	1,027,388	50.0
1930	13,367,122	2,243,420	16.7	1,207,345	53.8
1935	8,260,052				
1940	9,107,910	1,662,460	18.2	831,230	50.0
1945					

* Morrill County was organized from a part of Cheyenne County in 1909.

BUILDING VALUES - DOLLARS

N E B R A S K A

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	$ 577,660,020	$ 91,054,120	15.76	$ 45,527,060	50.0
1910	1,813,346,935	198,807,622	10.95	99,403,811	50.0
1920	3,712,107,760	381,885,420	10.29	190,942,710	50.0
1925	2,524,073,626	398,281,722	15.79	199,140,861	50.0
1930	2,495,203,071	446,539,222	17.81	222,568,739	49.8**
1935	1,562,812,974	242,704,854*	15.53*	121,352,427	50.0
1940	1,137,808,019	256,753,804	22.56	128,376,902	50.0
1945					

* No "All Buildings" figure given in 1935 census. Percentages of other years averaged and 15.53% of "Land and Buildings" taken as an estimate.

** Actual "Dwelling" values given only in 1935 data.

SCOTTS BLUFF COUNTY

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	1,182,510	189,780	16.0	84,890	50.0
1910	11,193,360	925,510	8.3	462,755	50.0
1920	31,432,035	3,371,230	10.7	1,685,615	50.0
1925	22,048,009	3,716,654	16.9	1,858,827	50.0
1930	23,496,180	4,512,470	19.2	2,585,015	57.3
1935	16,929,418				
1940	22,212,331	4,467,577	20.1	2,233,789	50.0
1945					

BUILDING VALUES - DOLLARS

N E B R A S K A

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	$ 577,660,020	$ 91,054,120	15.76	$ 45,527,060	50.0
1910	1,813,346,935	198,807,622	10.95	99,403,811	50.0
1920	3,712,107,760	381,885,420	10.29	190,942,710	50.0
1925	2,524,073,626	398,281,722	15.79	199,140,861	50.0
1930	2,495,203,071	446,539,222	17.81	222,568,739	49.8**
1935	1,562,812,974	242,704,854*	15.53*	121,352,427	50.0
1940	1,137,808,019	256,753,804	22.56	128,376,902	50.0
1945					

* No "All Buildings" figure given in 1935 census. Percentages of other years averaged and 15.53% of "Land and Buildings" taken as an estimate.

** Actual "Dwelling" values given only in 1935 data.

SHERIDAN COUNTY

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	1,978,590	291,820	14.7	145,910	50.0
1910	14,398,328	1,465,530	10.2	732,765	50.0
1920	33,949,970	2,988,687	8.8	1,494,344	50.0
1925	20,440,747	2,916,512	14.3	1,458,256	50.0
1930	25,815,460	3,952,990	15.3	1,967,295	49.8
1935	17,120,262				
1940	15,818,178	2,837,060	18.2	1,418,530	50.0
1945					

BUILDING VALUES - DOLLARS

N E B R A S K A

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	$ 577,660,020	$ 91,054,120	15.76	$ 45,527,060	50.0
1910	1,813,346,935	198,807,622	10.95	99,403,811	50.0
1920	3,712,107,760	381,885,420	10.29	190,942,710	50.0
1925	2,524,073,626	398,281,722	15.79	199,140,861	50.0
1930	2,495,203,071	446,539,222	17.81	222,568,739	49.8**
1935	1,562,812,974	242,704,854*	15.53*	121,352,427	50.0
1940	1,137,808,019	256,753,804	22.56	128,376,902	50.0
1945					

* No "All Buildings" figure given in 1935 census. Percentages of other years averaged and 15.53% of "Land and Buildings" taken as an estimate.

** Actual "Dwelling" values given only in 1935 data.

SIOUX COUNTY

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	1,150,560	216,630	18.8	108,315	50.0
1910	8,027,235	1,067,962	13.3	533,981	50.0
1920	19,214,226	1,663,065	8.7	831,533	50.0
1925	10,149,401	1,475,135	14.5	737,568	50.0
1930	10,766,420	1,643,284	15.3	815,090	49.6
1935	8,284,466				
1940	8,114,079	1,233,725	15.2	616,863	50.0
1945					

Number of Farms - Type of Operator

The trend in ownership and tenancy of Nebraska farms, since 1900 to date, is given on pages 17 to 26. Comparative figures listing this same trend for each county in the district show striking differences. No over-all explanation would seem to fit all counties concerned but the type of farming probably tends to keep ownership at a high figure in certain areas.

Counties which suffered greatly from the drouth are, for the most part, found to have slightly higher tenancy than those where the drouth was less pronounced or where irrigation is feasible.

No doubt ownership has increased in certain sections since 1940 but no state wide figures are available. Perhaps county figures can be obtained locally.

NUMBER OF FARMS - TYPE OF OPERATOR

N E B R A S K A

Year	Number of Farms	Operators - Per Cent Owner*	Tenant
1900	121,525	63.1	36.9
1910	129,678	61.9	38.1
1920	124,417	57.1	42.9
1925	127,734	53.6	46.4
1930	129,458	52.9	47.1
1935	133,616	50.7	49.3
1940	121,062	47.2	52.8
1945			

BOX BUTTE COUNTY

Year	Number of Farms	Operators - Per Cent Owner*	Tenant
1900	484	89.9	10.1
1910	588	83.3	16.7
1920	641	69.3	30.7
1925	715	59.7	40.3
1930	914	58.8	41.2
1935	932	54.8	45.2
1940	854	47.4	52.6
1945	702		

* "Managers" and "part owners" are included in "owner-operator" column

NUMBER OF FARMS - TYPE OF OPERATOR

N E B R A S K A

Year	Number of Farms	Operators - Per Cent Owner*	Tenant
1900	121,525	63.1	36.9
1910	129,678	61.9	38.1
1920	124,417	57.1	42.9
1925	127,734	53.6	46.4
1930	129,458	52.9	47.1
1935	133,616	50.7	49.3
1940	121,062	47.2	52.8
1945			

CHEYENNE COUNTY

Year	Number of Farms	Operators - Per Cent Owner*	Tenant
1900	712	88.5	11.5
1910	635	87.4	12.6
1920	854	69.0	31.0
1925	1,070	50.8	49.2
1930	1,116	54.9	45.1
1935	1,321	48.7	51.3
1940	1,167	48.8	51.2
1945	1,036		

* "Managers" and "part owners" are included in "owner-operator" column

NUMBER OF FARMS - TYPE OF OPERATOR

N E B R A S K A

Year	Number of Farms	Operators - Per Cent Owner*	Tenant
1900	121,525	63.1	36.9
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1930	129,458	52.9	47.1
1935	133,616	50.7	49.3
1940	121,062	47.2	52.8
1945			

DAWES COUNTY

Year	Number of Farms	Operators - Per Cent Owner*	Tenant
1900	693	86.7	13.3
1910	781	84.9	15.1
1920	728	72.5	27.5
1925	811	61.7	38.3
1930	870	57.4	42.6
1935	886	56.5	43.5
1940	844	55.1	44.9
1945	675		

* "Managers" and "part owners" are included in "owner-operator" column

NUMBER OF FARMS - TYPE OF OPERATOR

N E B R A S K A

Year	Number of Farms	Operators - Per Cent Owner**	Tenant
1900	121,525	63.1	36.9
1910	129,678	61.9	38.1
1920	124,417	57.1	42.9
1925	127,734	53.6	46.4
1930	129,458	52.9	47.1
1935	133,616	50.7	49.3
1940	121,062	47.2	52.8
1945			

GARDEN COUNTY

Year	Number of Farms	Operators - Per Cent Owner**	Tenant
1900 *	-	-	-
1910	835	95.4	4.6
1920	714	71.8	28.2
1925	645	62.9	37.1
1930	710	56.5	43.5
1935	765	55.6	44.4
1940	653	52.4	47.6
1945	573		

* Garden County was organized from part of Deuel County in 1910.

** "Managers" and "part owners" are included in "owner-operator" column

NUMBER OF FARMS - TYPE OF OPERATOR

N E B R A S K A

Year	Number of Farms	Operators - Per Cent Owner*	Tenant
1900	121,525	63.1	36.9
1910	129,678	61.9	38.1
1920	124,417	57.1	42.9
1925	127,734	53.6	46.4
1930	129,458	52.9	47.1
1935	133,616	50.7	49.3
1940	121,062	47.2	52.8
1945			

KEITH COUNTY

Year	Number of Farms	Operators - Per Cent Owner*	Tenant
1900	303	83.8	16.2
1910	583	82.2	17.8
1920	673	64.8	35.2
1925	778	54.5	45.5
1930	779	53.5	46.5
1935	807	50.2	49.8
1940	706	50.6	49.4
1945	635		

* "Managers" and "part owners" are included in "owner-operator" column

NUMBER OF FARMS - TYPE OF OPERATOR

N E B R A S K A

Year	Number of Farms	Operators - Per Cent Owner*	Tenant
1900	121,525	63.1	36.9
1910	129,678	61.9	38.1
1920	124,417	57.1	42.9
1925	127,734	53.6	46.4
1930	129,458	52.9	47.1
1935	133,616	50.7	49.3
1940	121,062	47.2	52.8
1945			

KIMBALL COUNTY

Year	Number of Farms	Operators - Per Cent Owner*	Tenant
1900	112	97.3	2.7
1910	411	96.8	3.2
1920	456	65.1	34.9
1925	527	51.6	48.4
1930	600	54.0	46.0
1935	631	47.7	52.3
1940	515	46.8	53.2
1945	427		

* "Managers" and "part owners" are included in "owner-operator" column

NUMBER OF FARMS - TYPE OF OPERATOR

N E B R A S K A

Year	Number of Farms	Operators - Per Cent Owner**	Tenant
1900	121,525	63.1	36.9
1910	129,678	61.9	38.1
1920	124,417	57.1	42.9
1925	127,734	53.6	46.4
1930	129,458	52.9	47.1
1935	133,616	50.7	49.3
1940	121,062	47.2	52.8
1945			

MORRILL COUNTY

Year	Number of Farms	Operators - Per Cent Owner**	Tenant
1900 *	-	-	-
1910	883	96.3	3.7
1920	957	62.6	37.4
1925	1,054	54.6	45.4
1930	1,081	48.3	51.7
1935	1,127	47.6	52.4
1940	1,007	44.3	55.7
1945	964		

* Morrill County was organized from a part of Cheyenne County in 1909.

** "Managers" and "part owners" are included in "owner-operator" column

NUMBER OF FARMS - TYPE OF OPERATOR

N E B R A S K A

Year	Number of Farms	Operators - Per Cent Owner*	Tenant
1900	121,525	63.1	36.9
1910	129,678	61.9	38.1
1920	124,417	57.1	42.9
1925	127,734	53.6	46.4
1930	129,458	52.9	47.1
1935	133,616	50.7	49.3
1940	121,062	47.2	52.8
1945			

SCOTTS BLUFF COUNTY

Year	Number of Farms	Operators - Per Cent Owner*	Tenant
1900	421	78.6	21.4
1910	1,128	82.7	17.3
1920	1,391	53.8	46.2
1925	1,513	49.9	50.1
1930	1,793	46.6	53.4
1935	1,977	45.7	54.3
1940	1,900	44.2	55.8
1945	1,763		

* "Managers" and "part owners" are included in "owner-operator" column

NUMBER OF FARMS - TYPE OF OPERATOR

N E B R A S K A

Year	Number of Farms	Operators - Per Cent Owner*	Tenant
1900	121,525	63.1	36.9
1910	129,678	61.9	38.1
1920	124,417	57.1	42.9
1925	127,734	53.6	46.4
1930	129,458	52.9	47.1
1935	133,616	50.7	49.3
1940	121,062	47.2	52.8
1945			

SHERIDAN COUNTY

Year	Number of Farms	Operators - Per Cent Owner*	Tenant
1900	955	88.2	11.8
1910	1,310	85.9	14.1
1920	1,063	71.4	28.6
1925	1,249	62.1	37.9
1930	1,303	63.7	36.3
1935	1,320	60.5	39.5
1940	1,236	60.0	40.0
1945	1,066		

* "Managers" and "part owners" are included in "owner-operator" column

NUMBER OF FARMS - TYPE OF OPERATOR

N E B R A S K A

Year	Number of Farms	Operators - Per Cent Owner*	Tenant
1900	121,525	63.1	36.9
1910	129,678	61.9	38.1
1920	124,417	57.1	42.9
1925	127,734	53.6	46.4
1930	129,458	52.9	47.1
1935	133,616	50.7	49.3
1940	121,062	47.2	52.8
1945			

SIOUX COUNTY

Year	Number of Farms	Operators - Per Cent Owner*	Tenant
1900	427	95.8	4.2
1910	1,420	97.8	2.2
1920	842	79.6	20.4
1925	779	73.6	26.4
1930	785	61.5	38.5
1935	818	60.9	39.1
1940	699	60.7	39.3
1945	623		

* "Managers" and "part owners" are included in "owner-operator" column

OCCUPANCY OF FARM HOMES - 1940

The owner-tenant occupancy of farm homes naturally corresponds closely with the owner-tenant farm operator figures. Some farms have more than one house on them thus accounting for differences, which at first glance, may seem to be discrepancies.

High vacancies in some counties reflect the effects of the drouth period, in addition to the departure of young men to the armed services.

Unfortunately, no occupancy figures were given in the 1945 census, but vacancies probably increased due to the calling of more young men into the service of their country between 1940 and 1945.

The number of farm homes in each country is shown graphically on page 29. Owner-tenant occupancy is shown in map form on page 30 and the percentage of homes occupied is presented by counties on page 31.

OCCUPANCY OF FARM HOMES - (Counties 1940)

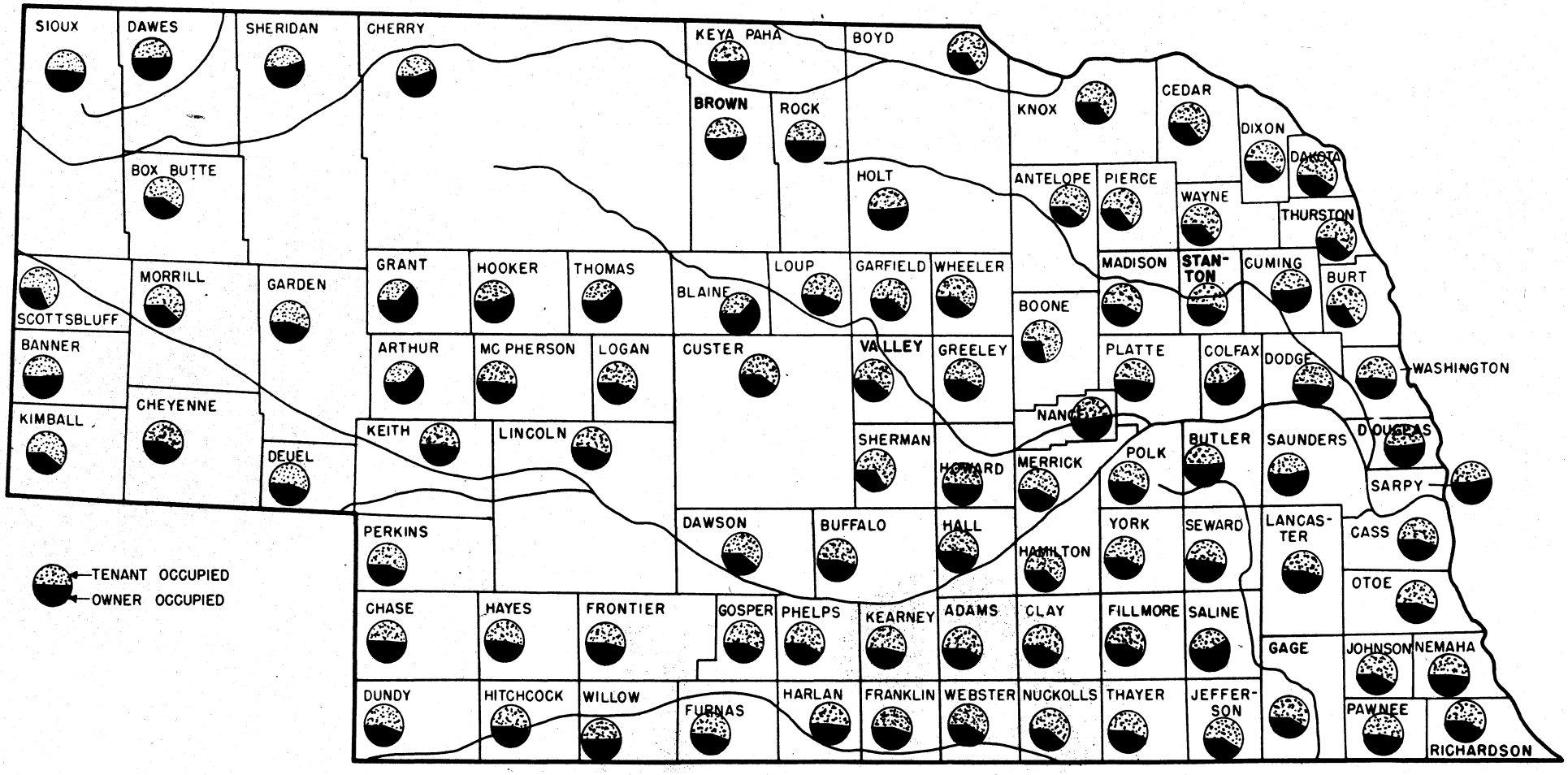
	Number of Dwellings	Vacant		Occupied			
		Number	%	Owner	%	Tenant	%
NEBRASKA	139,495	14,400	10.3	55,391	44.3	69,704	55.7
Box Butte	983	130	13.2	368	43.1	485	43.7
Cheyenne	1,200	131	11.0	456	42.7	613	46.3
Dawes	1,003	154	15.3	432	50.9	417	33.8
Garden	810	56	7.0	339	45.0	415	48.0
Keith	878	72	8.2	344	42.7	462	49.1
Kimball	614	150	24.4	185	39.9	279	35.7
Morrill	1,208	54	4.4	442	38.3	712	57.3
Scottsbluff	3,348	388	11.5	967	32.7	1,993	55.8
Sheridan	1,477	168	11.3	696	53.2	613	35.5
Sioux	1,009	158	15.6	408	47.9	443	36.5

TOTAL NUMBER OF FARM HOMES IN NEBRASKA

(1940 U. S. CENSUS)

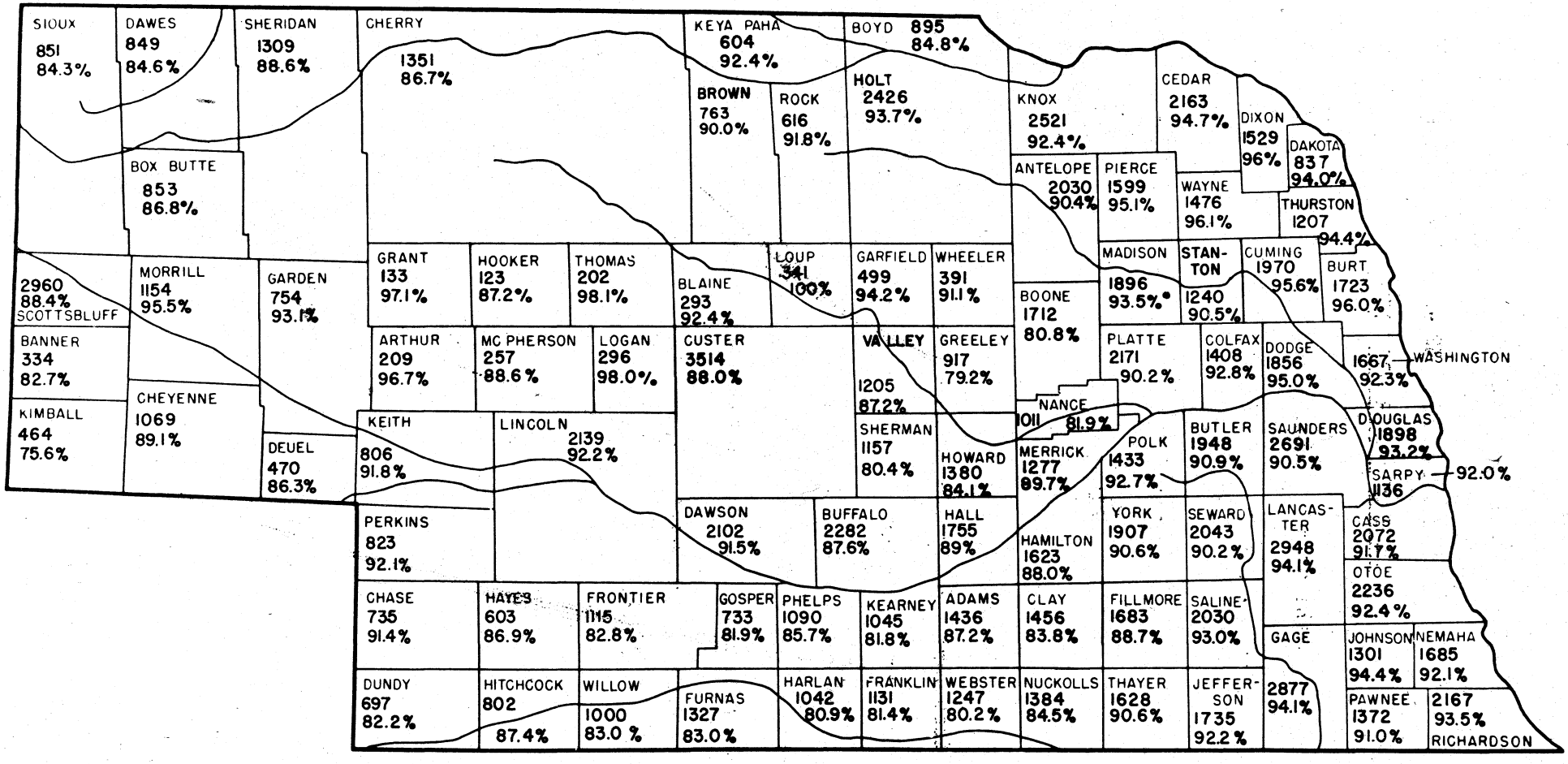
OWNER—TENANT OCCUPANCY OF NEBRASKA FARM HOMES

(1940 U. S. CENSUS)



NUMBER AND PERCENTAGE OF TOTAL FARM HOMES OCCUPIED

(1940 U. S. CENSUS)



VALUE OF OWNER OCCUPIED HOMES - 1940

Although the average value of owner occupied homes for the state was listed as $1,481, attention is called to the following break-down:

Average Value	Per Cent
$500 - $999	26.0
$1000 - $1499	22.7
$1500 - $1999	13.4
$2000 - $2499	10.4
	72.5

Some variation of percentages may exist in individual counties but for the most part the county figures correspond rather closely with the state averages.

A comparison of the valuation placed upon these homes compared with the age as shown on the following pages indicates clearly that new homes are needed on many Nebraska farms and that extensive remodeling and repair are needed on many more.

VALUE OF OWNER OCCUPIED HOMES

1940

	Number Rptg.	Under $500	$500 $999	$1000 $1499	$1500 $1999	$2000 $2499	$2500 $2999	$3000 $3999	$4000 $4999	$5000 $7499	$7500 $9999	Ave. Value
NEBRASKA	51,044	5,821	13,296	11,581	6,818	5,330	2,595	3,144	1,299	965	121	1,481
Box Butte	323	38	66	62	43	45	26	27	9	6	1	1,840
Cheyenne	445	30	107	118	86	32	23	29	10	8	-	1,483
Dawes	372	71	116	78	41	35	12	12	4	3	-	1,137
Garden	328	44	95	69	40	44	14	10	4	2	6	1,461
Keith	334	32	64	66	37	38	27	41	19	10	-	1,793
Kimball	180	18	46	53	20	14	12	10	3	3	1	1,398
Morrill	413	74	103	106	58	33	15	16	4	4	-	1,199
Scotts Bluff	804	157	201	118	84	76	39	63	46	18	2	1,500
Sheridan	691	88	192	143	94	71	30	40	17	16	-	1,407
Sioux	403	117	120	61	41	29	12	14	5	3	1	1,050

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AGE OF DWELLING - CORRECTED TO 1945

As shown on the opposite page, information concerning the year built was obtained on 136,955 homes but no information was available on 2,540 others.

An analysis of the reported ages indicates the following:

Age in Years	Per Cent of Those Reporting
26-35	22.97
36-45	24.94
46-55	18.30
56-65	11.02
Over 65	3.24
Total per cent over 26 years	80.47

Certainly houses built over 35 years ago need modernization and repair even though they may have been kept in good condition. Constant maintenance was impossible financially for the most part, during the drouth and depression years. This lack of maintenance hastened deterioration and as a result major repairs are needed for a very high percentage of Nebraska farm homes.

AGE OF DWELLING - YEARS (Corrected to 1945)

	5 - 10	11 - 15	16 - 20	21 - 25	26 - 35	36 - 45	46 - 55	56 - 65	Over 65
	4,311	5,196	7,521	9,728	31,458	34,156	25,065	15,088	4,432
Box Butte	34	72	115	163	331	192	40	10	-
Cheyenne	46	48	95	131	556	202	80	21	8
Dawes	62	107	113	81	259	225	96	40	-
Garden	50	78	83	101	341	116	29	5	2
Keith	54	70	111	156	299	140	30	8	-
Kimball	16	28	74	64	282	113	27	7	2
Morrill	67	63	102	147	527	230	31	6	44
Scotts Bluff	366	361	542	507	1,195	300	25	9	-
Sheridan	78	113	135	122	450	332	168	56	7
Sioux	55	55	63	78	375	313	33	19	1

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SIZE OF DWELLING - NUMBER OF ROOMS

Of the 138,267 homes on which room sizes were reported the state totals show the following distribution by percentages.

Number of Rooms	Per Cent
1-3	10.54
4	14.18
5	18.12
6	20.22
7	14.97
8	13.20
Over 8	8.77
Total	100.00

Interesting relationships between the size of the house and type of occupancy are shown in the following table:

Size and Occupancy of Houses in Use - 1940

Size of House Rooms	Per Cent of House Reported	Per Cent Owner-Occupied	Per Cent Tenant Occupied
1-3	10.54	34.9	65.0
4	14.18	36.2	63.8
5	18.12	40.2	59.8
6	20.22	44.1	55.9
7	14.97	48.8	51.2
8	13.20	51.1	47.9
Over 8	8.77	53.1	46.9

Tenant occupancy of houses having from 1 to 4 rooms in approximately 30% greater than owner occupancy. For houses having 5 to 7 rooms the owner-tenant occupancy approaches the 47-53 per cent over-all operator average, but for houses with 8 or more rooms owner-occupancy exceeds tenant use by an average of 5%.

Other data which are indicative of Nebraska conditions are shown below.

Persons in Household in Occupied Houses - 1940

Persons in Household	Per Cent of All Families	Per Cent Owner Families	Per Cent Tenant Families
1 and 2	25.0	51.2	48.8
3	22.1	49.9	55.1
4	20.5	41.7	58.3
5	14.1	41.2	58.8
6	8.5	40.1	59.9
7	4.7	39.9	60.1
8 and over	5.0	37.6	62.4

Slightly more than 67% of Nebraska farm families are of 4 or less members in size. Approximately 60% of the larger families are classed as tenants. One probable explanation of this percentage is the age at which families have accumulated enough capital to purchase farms. Their children often have then reached the age where they are leaving home for places of their own.

New or remodeled homes for owners whose families are decreasing need particularly careful designing.

SIZE OF DWELLINGS - Number of Rooms

	1 - 3	4	5	6	7	8	Over 8
NEBRASKA	14,569	19,601	25,056	27,964	20,696	18,254	12,127
Box Butte	235	209	173	148	78	70	44
Cheyenne	186	248	223	247	146	96	47
Dawes	252	187	190	163	95	62	36
Garden	195	179	164	108	72	45	42
Keith	216	191	158	119	99	52	38
Kimball	193	141	106	74	39	30	28
Morrill	323	350	213	144	62	53	33
Scottsbluff	1,462	732	487	337	142	91	74
Sheridan	312	287	316	207	151	115	73
Sioux	348	233	179	135	51	32	19

UTILITIES - 1940

Only 123,927 farm homes reported on utilities in 1940. Modern conveniences in these homes are as follows:

Running Water*	22.3%
Flush Toilet	12.4%
No toilet or Privy	3.7%
Bath tub or Shower	14.1%
Central Heat	16.3%
Heating Stove	82.3%
Other Heat or None	1.4%

*Water under pressure only. Pitcher or force pump and kitchen sink only not included.

These figures indicate that Nebraska farm homes lack modern conveniences to a large degree. No doubt, financial stress and lack of high-line service in many areas were responsible for the small number of complete plumbing and central heat installations. Now with money available and a potential extension of rural electrification lines in sight, many families are planning on these conveniences.

Where funds or circumstances do not permit such installations it is doubly important that sanitary privies be constructed. The lack of toilet facilities of any sort constitutes a health menance not only to the family on that farm but other families in the community as well.

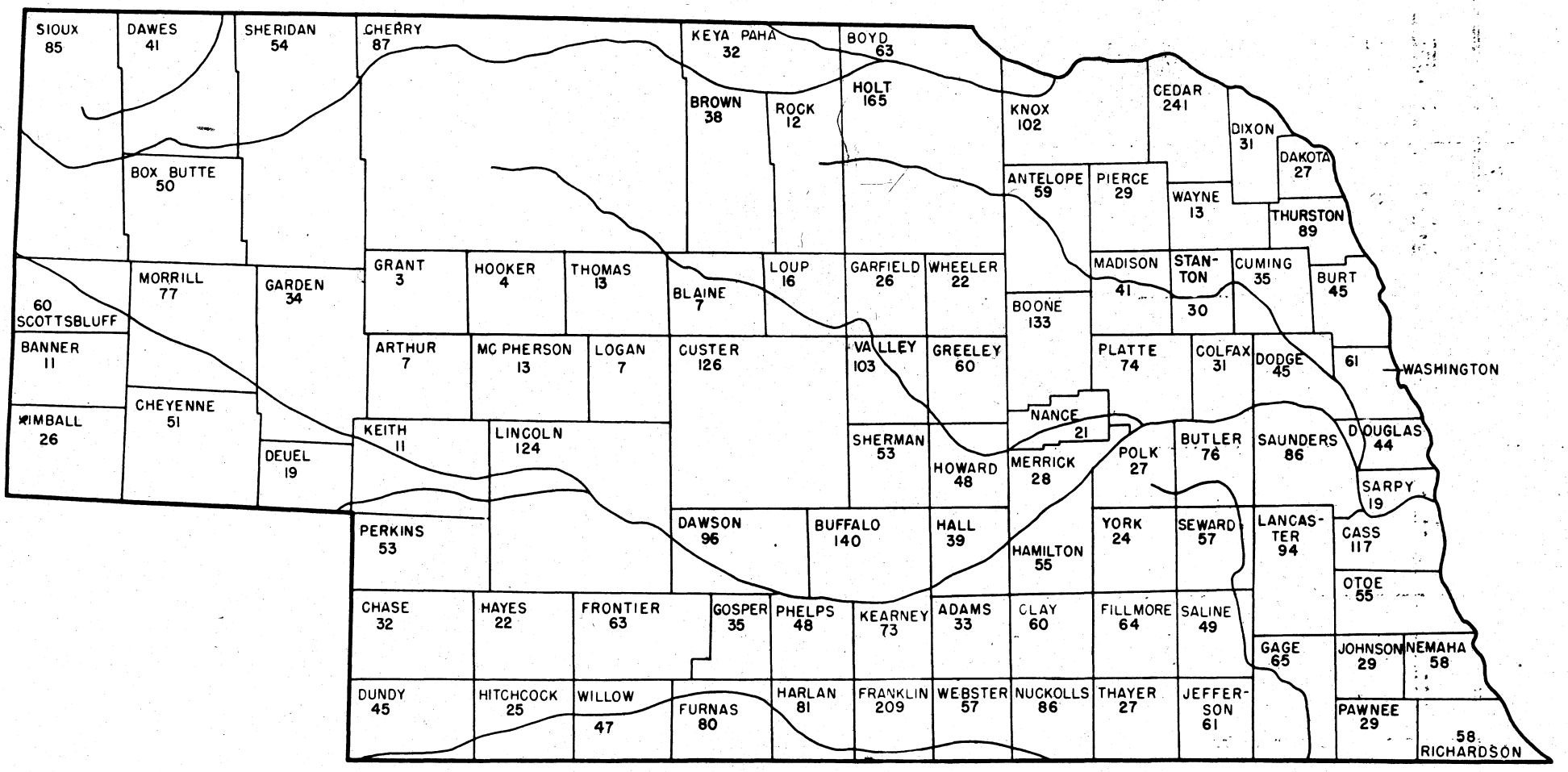
The number of farms on which there were no toilet facilities of any kind is shown on the map on page 40.

UTILITIES
1940

	Total No. of farms	Running Water	Flush Toilet	No Toilet or Privy	Tub or Shower	Central Heat
NEBRASKA	121,062	30,791	17,113	5,113	19,357	20,236
Box Butte	854	205	124	50	122	105
Cheyenne	1,167	287	166	51	182	167
Dawes	844	242	126	41	140	90
Garden	653	151	74	34	85	89
Keith	706	255	131	11	148	114
Kimball	515	165	82	26	95	60
Morrill	1,007	157	80	77	93	57
Scottsbluff	1,900	817	502	60	515	300
Sheridan	1,236	471	272	54	289	188
Sioux	699	231	104	85	112	54

NUMBER OF NEBRASKA FARM HOMES WITH NO TOILETS OR PRIVIES

(1940 U. S. CENSUS)



HEATING

1940

	Central Heat	Heating Stove	Other or None	Not Reporting
NEBRASKA	20,236	102,047	1,644	15,568
Box Butte	105	678	23	30
Cheyenne	167	848	42	12
Dawes	90	731	13	15
Garden	89	657	4	4
Keith	114	655	27	10
Kimball	60	397	4	3
Morrill	57	1,048	25	24
Scottsbluff	300	2,518	120	22
Sheridan	188	1,045	60	16
Sioux	54	702	86	9

REFRIGERATION - 1940

The refrigeration picture as presented on the opposite page will no doubt change rapidly as soon as mechanical refrigerators are available in quantity. For those homes not reached by electricity, gas or fuel oil burning units will be needed.

The initial cost of these units prohibits their purchase in many instances. Nebraska weather has not been conducive to ice harvest for many years. Consequently, some method of less expensive or more convenient refrigeration is needed throughout the state. The need is greater in some counties than others and offers an opportunity for an interesting analysis of the reasons for this lack of refrigeration. Summer temperatures in Nebraska necessitate some type of refrigeration if food spoilage is to be kept at a minimum.

REFRIGERATION

1940

	Mechanical	%	Ice	Other	None	%	Not Rptg.
NEBRASKA	14,901	12.2	24,890	8,290	74,543	60.8	16,871
Box Butte	50	6.2	141	5	610	75.7	47
Cheyenne	135	13.0	197	21	635	61.2	31
Dawes	107	13.0	266	31	421	51.0	24
Garden	141	19.0	92	8	502	67.6	11
Keith	200	25.3	30	10	549	69.6	17
Kimball	47	10.4	73	1	333	73.3	10
Morrill	165	14.7	64	144	750	66.8	31
Scottsbluff	1,094	37.4	94	11	1,728	59.0	33
Sheridan	117	9.1	246	102	819	63.8	25
Sioux	119	14.2	136	36	546	65.2	14

LIGHTING EQUIPMENT - 1940

A breakdown of the 1940 figures by percentage is as follows:

Type of Lighting Equipment	Percentage of Homes Reporting
Electric	28.5
Gas	2.7
Kerosene or Gasoline	67.0
Other	1.8

A change in these percentages no doubt will occur as soon as more high lines are built and additional materials for home wiring can be obtained. It is doubtful, however, whether all Nebraska farm homes ever will be electrified. Electric service will reach some slowly due to inaccessibility, and finances may prevent some installations entirely. Improved lighting equipment is needed badly in many of the homes where gas, kerosene or gasoline equipment is now used. Also good lighting is not found in all homes which are electrified. Greater care in the selection and location of fixtures can result in better seeing conditions. Bare bulbs or fixtures which produce glare or bad shadows are extremely hard on eyes. With the right type of fixtures, better lighting often can be obtained for less money than when poor fixtures are used.

Tomorrow's farmers must be better read and better trained than yesterday's. If this is to be possible without serious damage to the eyes, better lighting is essential.

LIGHTING EQUIPMENT

1940

	Electric	%	Gas	Kerosene or Gasoline	Other	Not Rptg.
NEBRASKA	39,201	28.5	3,724	91,962	2,466	2,142
Box Butte	185	19.7	61	625	67	45
Cheyenne	381	32.0	43	732	36	8
Dawes	235	24.1	36	692	13	27
Garden	232	28.9	29	532	10	7
Keith	309	35.7	50	492	15	12
Kimball	143	23.4	20	434	15	2
Morrill	360	30.8	6	788	15	39
Scottsbluff	2,026	61.1	27	1,238	23	34
Sheridan	420	29.3	82	879	52	44
Sioux	338	33.9	5	641	14	11

COOKING FUEL - 1940

The various types of cooking fuels were distributed as follows:

Type of Fuel	Per Cent
Coal or Coke	17.7
Wood	66.6
Gas	1.5
Electricity	0.8
Kerosene or Gasoline	8.4
Other	4.9
None	0.1

Undoubtedly the use of gas and electricity will increase rapidly but attention is called to the 66.6% reporting wood as a fuel. If it is necessary for a relatively large number of farm families to burn wood, attention to their farm wood lots probably is needed.

The large number reporting "none" is confusing at first glance but when the location of such answers is studied a probable explanation would indicate that these houses are occupied by hired help who are fed at a central mess.

COOKING FUEL

1940

	Coal or Coke	Wood	Gas	Elect.	Kerosene or Gasoline	Other	None	Not Reporting
NEBRASKA	21,932	82,437	1,898	991	10,357	6,048	175	15,657
Box Butte	605	42	7	3	161	6	-	29
Cheyenne	844	37	50	13	101	15	-	9
Dawes	144	561	22	14	89	4	-	15
Garden	287	80	19	7	117	235	4	5
Keith	232	255	31	5	120	151	1	11
Kimball	304	12	55	1	81	2	5	4
Morrill	645	131	18	9	246	71	9	25
Scottsbluff	1,267	101	142	169	1,240	8	11	22
Sheridan	609	444	39	5	151	34	10	17
Sioux	355	293	20	15	148	7	1	12

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NUMBER OF NEBRASKA HOMES

NEEDING

MAJOR REPAIRS - 1940

On the opposite page are shown the homes by counties listed by the Census Bureau as needing major repairs. Such classification is made "when parts of the structure such as floors, roof, plaster, walls, or foundations required repairs or replacements, the continued neglect of which would impair the soundness of the structure and create a hazard to its safety as a place of residence."

No doubt some repairs have been made since 1940 but obsolescence also had advanced during the war years when no materials were available.

These figures along with those on preceding pages plus individual observations offer an excellent medium of analysis of construction work needed in each county.

An educational program in which county agents, local materials dealers, carpenters, and farm families participated would prove effective in most rural areas of the state.

NUMBER OF NEBRASKA FARM HOMES NEEDING MAJOR REPAIRS

1940